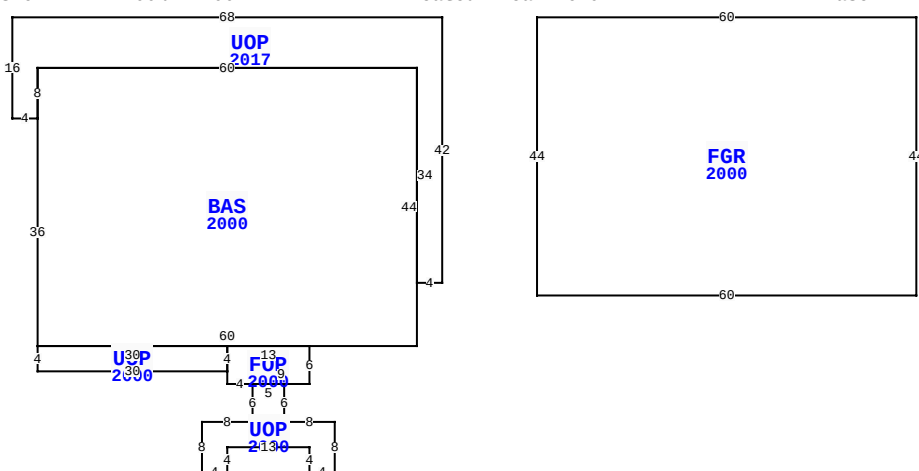


GRIFFIN JOSEPH W JR & MAJORINE
PO BOX 17016
FERNANDINA BEACH, FL 32035

44-2N-28-5200-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	10	ABOVE AVG 50								0900	01	4,310	90.6224	107.61	463,799	2000	2000	0	0	0	10.75	89.25	VALUATION BY STANDARD																
Exterior Wall	17	CB STUCCO 50								1 SNGL FAM - 100% - 2001										Heated Area: 2640 HX Base Yr 2001										Tax Group: 4 Tax Dist:									
RooF Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										413,941									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										47,216									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										400,000									
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										861,157									
Interior Floo	11	CLAY TILE 30																		SOH/AGL Deduction										364,607									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										496,550									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3 100																		BASE TAXABLE VALUE										446,550									
Bathrooms		2 100																		TOTAL JUST VALUE										861,157									
Frame	02	WOOD FRAME 100																		NCON VALUE										0									
Stories	2.	2. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										687,916																			
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																		04																		
NEIGHBORHOOD/LOC		4009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,640	100	2,640	253,550																																			
FGR	2,640	55	1,452	139,453																																			
FOP	78	30	23	2,209																																			
UOP	120	20	24	2,305																																			
UOP	146	20	29	2,785																																			
UOP	712	20	142	13,638																																			
TOTALS		6,336	4,310	413,941																																			
EXTRA FEATURES										95502 WILDER BLVD, FERNANDINA BEACH																													
BLD DATE		03/03/2023										NW		LGL DATE		05/31/2023										MLU													
XF DATE														LAND DATE																									
INC DATE														AG DATE																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
1	0812	CONCRETE C	0 100	0	0	4,055.00	SF	4.00	4.00	100	2003	2003	3	84	13,625																								
2	0920	CWALL-WD/M	0 100	0	0	93.00	LF	390.00	390.00	100	2000	2000	3	20	7,254																								
3	0300	BOAT DCK W	0 100	75	4	300.00	SF	40.00	40.00	100	2000	2000	3	29	3,480																								
4	0300	BOAT DCK W	0 100	0	0	1,556.00	SF	40.00	40.00	100	2000	2000	3	29	18,050																								
5	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	2000	2000	3	20	180																								
6	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	29	1,508																								
7	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400																								
8	0350	CARPORT WD	0 100	28	14	392.00	SF	13.00	13.00	100	2000	2000	3	20	1,019																								
9	0317	DCK PLNG W	0 100	0	0	6.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	1,200																								
10	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500																								
LAND DESCRIPTION										TOTAL OB/XF										47,216																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000132	C	SFR RIVER	100		RS-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000																						